

MAP OF PROPERTY SITUATE

INC. VILLAGE OF SAGONACK

Town of Southampton, Suffolk Co., N.Y.
 Area: 60,004 S.F. or 1.378 Acres
 S.C.T.M. No. 908-7-1-24
 Zoning : R-120
 Agricultural Overlay District

Scale: 1"=40'

Certified To:
 Quince Evans

General Notes:

- 1.) Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Sub-Division 2, of the New York State Education Law.
- 2.) Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Certification indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveyors.
- 3.) The certifications for this survey is only for the lands depicted hereon and is not a certification of title, zoning or freedom of encumbrances. Certifications run only to the last field survey date.
- 4.) The existence of, but not limited to: any subsurface improvements or encroachments, wetlands, easements, covenants or restrictions, recorded or unrecorded, are not guaranteed or certified unless physically evident at the time the field survey was completed and shown on the survey map.
- 5.) The offsets (or dimensions) shown hereon from the structures to the property lines are for a specific purpose and use and therefore are not intended for the construction of fences, retaining walls, pools, patios, additions to buildings or any other structures.
- 6.) This survey was performed without an Abstract of Title and/or Title Report and is subject to any statement of fact revealed by a current Abstract of Title and/or Title Report.

Alternative Setback Note:

Side yard setback relief = 0.4 x Lot Width
 $0.4 \times 166.64' = 66.7'$ Side Yard Set Back for Both.
 $0.4 \times 66.7' = 26.7'$ Minimum Side Yard Setback
 *Lot width is the dimension of a lot measured from side lot line to side lot line along a line perpendicular to the average depth line of the lot a; or beyond the required minimum front yard depth which is to be the location of the front line of the principal building and is commonly called the "building setback line," provided that rear yard requirements are met. Alternative side yard setback is per Sagaponack Village Zoning Code §245-53-E(1) and is to be verified by the Village of Sagaponack before use or construction. Alternative relief setback subject to single and separate title abstract.

Building Envelope Note:

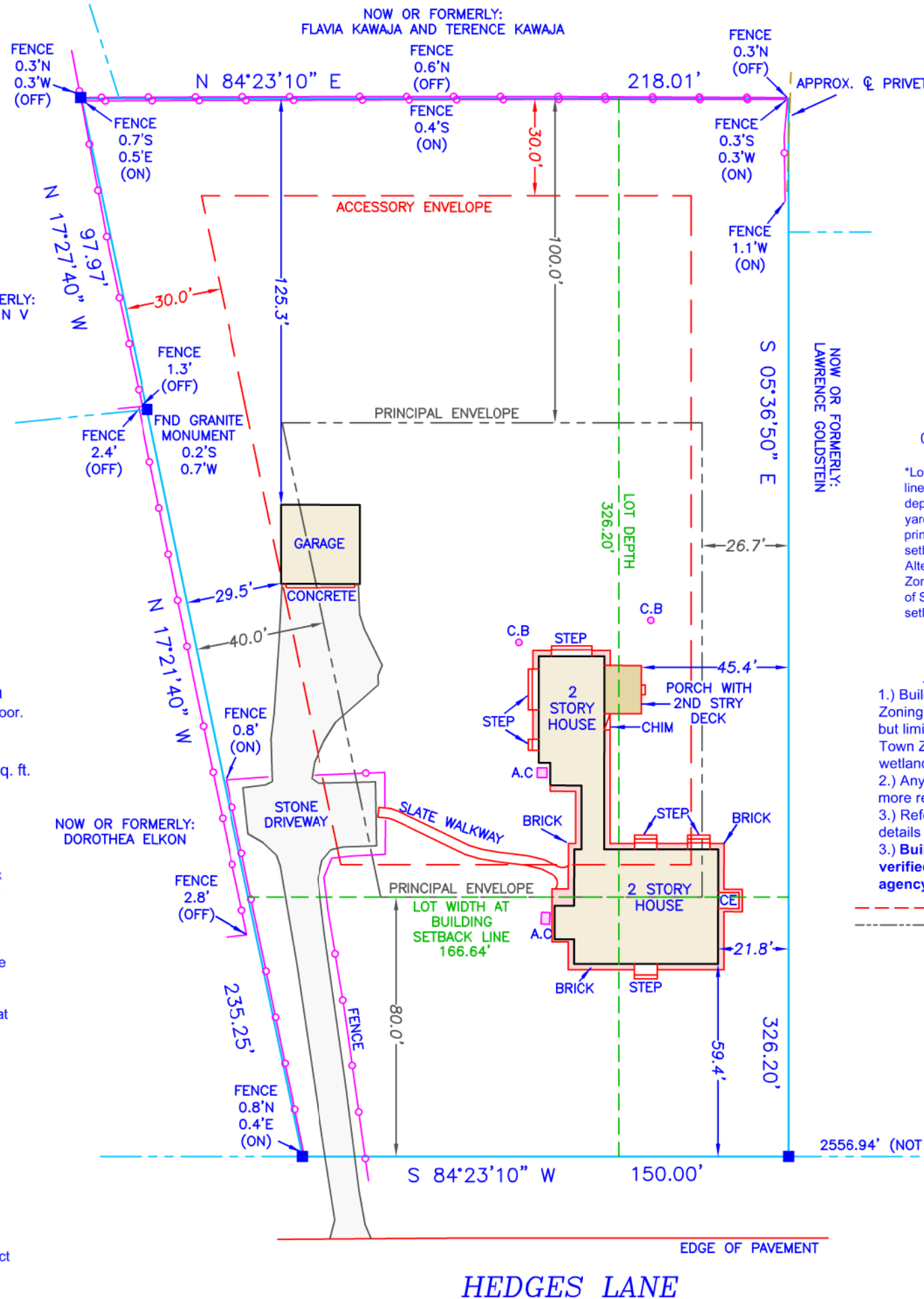
- 1.) Building envelopes are as per Sagaponack Village Zoning Code as of map date. Envelopes may be subject to, but limited to, pyramid and building height restrictions, other Town Zoning Codes or environmental restrictions such as wetland setbacks.
- 2.) Any Covenants and Restrictions of record, which are more restrictive than Town zoning, may apply.
- 3.) Refer to Sagaponack Village Zoning Code for complete details on placement of proposed structures.
- 3.) **Building envelopes and proposed structures are to be verified by the the Village of Sagaponack or the proper agency having jurisdiction before use or construction.**

--- = Accessory Envelope
 - - - - - = Principal Envelope with Relief Side Yard Setbacks

Not a valid copy without surveyor's original signature and embossed seal.

June 17, 2024 : Envelopes
 Surveyed : May 17, 2024

Timothy C. Taylor
 NYS Lic.# 050799
East End Land Surveying, P.C.
 PO Box 2672
 Amagansett, N.Y. 11930
 Office: 631-527-7050
 Email: eastends@gmail.com



Legend:

- = Set or Found Concrete Monument
- (ON) / (OFF) = Located On or Off Subject Property
- C.E. = Cellar Entrance
- A.C. = Air Conditioner
- C.B. = Catch Basin

Building Coverage:

- Existing Coverage: 3,145 sq. ft. or 5% of Lot Area
- Includes areas covered by roofed structures at ground floor.

Total Lot Coverage:

Maximum Coverage = 40% of Lot Area or 29,399 sq. ft. (whichever is less)

$60,004 \text{ sq. ft.} \times .40 = 24,002 \text{ sq. ft.}$
24,002 sq. ft. < 29,399 sq. ft.

Existing Total Coverage: 7,376 sq. ft.

- Includes: Building Coverage, steps, walkway, driveway, brick areas, impermeable surfaces, and utilities as shown on map.
- Items and formulas used for building coverage and total coverage calculations are an interpretation of the Sagaponack Village Code by East End Land Surveying, P.C. and are to be verified by the Village of Sagaponack or proper agency of jurisdiction before use or construction. Covenants and Restrictions of record, if any, not shown on map that are more restrictive than Village Code may apply. Calculations shown hereon are not certified unless verified by proper agency having jurisdiction.

Landscape Note:

Trees / landscaping labeled "C/L" are located at approximate centerline of root base.

Zoning Note:

This survey is not making any certification or representation pertaining to zoning unless specifically stated hereon. For complete zoning information contact the proper municipality and/or agency of jurisdiction.